

To the Lord Mayor and
Members of Dublin City Council

Report No. 390/2017
Report of Assistant Chief Executive



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

**Local Planning Work Programme in accordance with the Dublin City Development
Plan 2016-2022**

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1.0 Introduction

The Dublin City Development Plan 2016-2022 sets out a schedule of seven new Local Area Plans (LAPs) and Strategic Development Zones (SDZs), eighteen Strategic Development and Regeneration Areas (SDRAs), and thirty-one villages suitable for Local Environmental and Improvement Plans (LEIPs), to be prepared over the life of the Development Plan (as resources permit), in order to deliver the core-strategy.

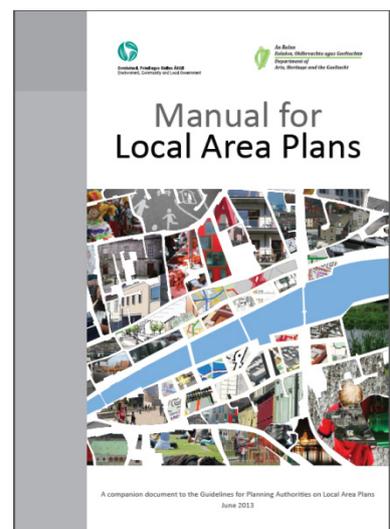
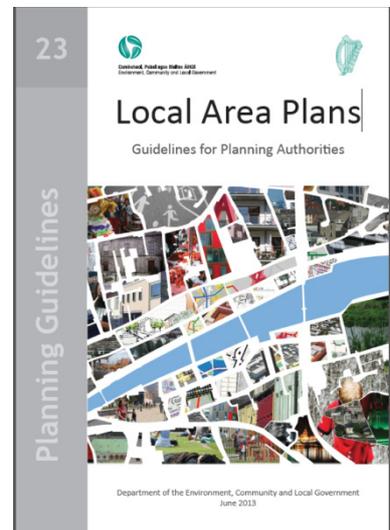
This report has been prepared to (i) outline the statutory context for Local Area Plans; (ii) set out the Development Plan's approach to area specific plans, and (iii) to report on the City Council's current LAPs and advise on prioritisation for future Plans (LAPs, SDZs, SDRAs and LEIPs).

2.0 Local Area Plans: Statutory Context

The Planning and Development Act 2000 creates a clear and logical hierarchy of plans, each one responsive to the wider policy context set by the one above it. At the apex is the National Spatial Strategy providing an explicit overall national framework for dealing with spatial issues over a 20-year period, (shortly to be replaced by the National Planning Framework). This plan in turn informs the Regional Planning Guidelines, which influences both public and private sector investment at the regional level. Below this sits the Development Plan, e.g. the Dublin City Development Plan 2016-2022, which sets out key policies and objectives for the City for a 6-year period. At the lowest level in this hierarchy sits the Local Area Plan (LAP), designed to give detail to the objectives of the Development Plan where necessary.

Local Area Plans are dealt with in Part II, Chapter II of the Planning and Development Act 2000-2011, Section 18-20; and Part 3 of the Planning and Development Regulations 2001-2012 (hereafter referred to as the Planning Acts and Planning Regulations). The Department of the Housing, Planning, Community and Local Government issued *Guidelines for Planning Authorities on Local Area Plans* (June 2013), under Section 28 of the Planning Act, thereby requiring planning authorities to have regard to them in the performance of their functions under the Planning Acts. The Guidelines are accompanied by a non-statutory best practice manual (June 2013).

Section 19(2) of the Act requires local area plans to be consistent with the objectives of the development plan, its core strategy, and regional planning guidelines.



2.1 Requirement to Prepare a Local Area Plan

It is mandatory for a planning authority to make a local area plan in respect of an area which is designated as a town (in the most recent census) and which has a population in excess of 5,000. Such a mandatory requirement applies to many towns across Ireland, but does not apply to the built-up area of Dublin City. Here the legislative context is set out in Section 19:

19.—(1) (a) A local area plan may be prepared in respect of any area, including a Gaeltacht area, or an existing suburb of an urban area, which the planning authority considers suitable and, in particular, for those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan.

The decision therefore for Dublin City Council to prepare a local area plan is discretionary. The Guidelines advise that such a decision would normally take on board criteria such as

- the degree to which major development is anticipated
- the resource implications.

Local Area Plans provide developers, the local community and the planning authority with detailed planning policies/ objectives for the area which can be highly beneficial in securing rejuvenation for parts of the City, and providing security for investors. However the downside is that their preparation is highly time consuming and costly. The decision to prepare a LAP should not be taken lightly. Taking this into consideration the Guidelines on LAPs also state:

“Beyond statutory plans, documents such as village design statements, environmental improvement plans or individual site development briefs may be drawn up, as long as they are consistent with the parameters laid down by statutory plans, to guide specific development proposals.”

In response to these Guidelines, the Dublin City Development Plan 2016-2022 provides for a number of Local Environmental Improvement Plans (LEIPs) and Masterplans to be prepared (see Section 3 below).

2.2 Lifespan of Local Area Plans

Under Section 18(4)(a) of the Planning Acts each Local Area Plan prepared shall indicate the period for which the plan is to remain in force. Notwithstanding this however, the planning authority must at least every six years, publish a notice to make, amend or revoke the local area plan. A planning authority may also decide at any point prior to the 6-years, to amend or revoke a Local Area Plan. Where a LAP is no longer consistent with the development plan, it must be reviewed within one year following the making of the development plan.

This 6-year review process (of making, amending or revoking the plan) may be deferred where:

- not more than five years after the making of the local area plan, the planning authority by resolution defers commencing the review process for a further period not exceeding five years; and

- in considering this resolution, the planning authority has sought and obtained the Chief Executive's opinion that the local area plan remains consistent with the objectives and core strategy of the development plan and that the objectives of the plan remain to be secured, (Section 19(e)(d)).

Essentially this provision allows the planning authority to defer the review of the LAP where the objectives remain valid and consistent with the Development Plan, but where development has not proceeded as anticipated. This allows a Local Area Plan to remain in place for up to 10 years.

The statutory process to make/amend/revoke the LAP after six years follows the same lines of procedure as the making of a new Local Area Plan as set out below.

2.3 Preparation of Local Area Plans

Consulting

As the level of forward planning closest to local communities, it is important that those communities are involved in the plan-making process. The Planning Acts state [Section 20(1)] that the planning authority must take whatever steps they consider necessary to consult with the Minister for Housing, Planning, Community and Local Government and the public in preparing, amending or revoking the LAP, including consultations with:

- local residents and community groups, including the views and opinions of children and young persons;
- public sector agencies;
- non-governmental agencies; and
- commercial and business interests within the area.

The means of this consultation is at the discretion of the planning authority, but recommendations set out in the Guidelines include the use of information sessions, workshops, internet-based mechanisms and focus groups, in addition to the more usual written consultation process.

Resourcing

From a resource perspective the Guidelines recommend:

- allowing for up to one year prior to the commencement of the statutory timeframe to allow for research, background data, information collection and to allow for meaningful engagement with the public, key stakeholders and statutory bodies. This period should also allow for the completion of other significant processes such as flood risk assessment, Appropriate Assessment and Strategic Environmental Assessment, and their integration with the LAP preparation process;
- appointing a senior professional planning officer to project manage the process, from survey and analysis to delivery.

Statutory Time-Scale

The statutory Local Area Plan process then takes between 18-35 weeks to complete, the detail of which is outlined in the table below.

Key milestones of the LAP process (largely taken from the *Guidelines for Planning Authorities*):

Non-Statutory:

- **1 year background preparation including publication of an Issues Paper**
- **Consultation with stakeholders**

Statutory Process:

1. **Serving of the initial public notice** under Section 20(3)(a)(i) that the planning authority intends to make, amend or revoke a local area plan to statutory consultees and the wider public and putting the draft local area plan on public display for a period not less than 6 weeks during which time submissions or observations may be made;
2. **The Chief Executive's report** under Section 20(3)(c)(i) to the members, summarising the list of submissions, their broad content and appropriate recommendations, within 12 weeks of the notice above; then following consideration of the report either:
3. **The making, amending or revoking of the draft local area plan in accordance with the recommendations of the Chief Executive**, in which case the plan is deemed to have been made/amended/revoked, 6 weeks after the furnishing of the Chief Executive's report; or
4. **The making, amending of the plan otherwise than as recommended by the Chief Executive; or not making, amending or revoking the plan.**
5. Following consideration of the Chief Executive's report, the members may decide to **alter a draft local area plan**. If so, the planning authority has 3 weeks to publish notice of such alteration and any determinations under relevant EU Directives, subject to the manager considering within 2 weeks of the members resolution whether the 3-week period above may need to be extended to facilitate consideration of any requirements arising from the alteration in relation to Strategic Environmental Assessment and Appropriate Assessment. However, it is important to note that the local area plan cannot proceed where an Appropriate Assessment carried out under Article 6 of the Habitats Directive finds that there is the potential for a significant adverse impact on the integrity of a Natura 2000 site, or there is reasonable doubt about the potential for such an impact.
6. **Public display of the proposed materially-altered draft local area plan** then follows for a period of not less than 4 weeks.
7. A **second Chief Executive's report** is then prepared, within 8 weeks of the date of publication of the proposed amended draft local area plan on any submissions received over the display period of those proposed amendments, which report must list the submissions made, summarise the issues raised and make appropriate recommendations;
8. **The making/amending of the materially-altered draft local area plan** with all, some, or none of the material amendments published must then be considered by the members within 6 weeks of the submission of the Chief Executive's report to the members, subject to the provision under Section 20(3)(o) that where the planning authority decides to make or amend the local area plan or change a material alteration, then;
9. In **finalising the materially-altered draft local area plan**, not less than half of the members of the planning authority must pass the relevant resolution and any further modification to a material amendment can only be for a minor issue and not one that would:
 - have significant effects on the environment;
 - adversely affect the integrity of a European site;
 - increase the area zoned for any particular purpose; and
 - add to or delete from the record of protected structures.

The Local Area Plan then **has effect 4 weeks from a decision** under (9) above and

2.4 Delivery and Implementation of Local Area Plans

The *Guidelines* for Local Area Plans highlight the fact that the successful implementation of LAP objectives depends largely on the identification of:-

1. **physical and social infrastructure required** to meet the overall objectives of the Plan. Physical infrastructure includes roads, open space, public transport, sewers, drainage, water and service utilities, etc., including environmental infrastructure; while social infrastructure includes schools, shops, childcare and community facilities;
2. **funding mechanisms** to achieve these objectives. Development Contributions provided for under Section 48 and 49 of the Planning Acts are one such key mechanism used to fund public infrastructure benefiting development in the area. Other means of funding including direct exchequer funding, private investment and public-private partnerships should all be explored in the plan making process;
3. **delivery mechanisms** required for the provision of the physical and social infrastructure identified. Identify the roles and responsibilities of various individuals/sectors; who will actually deliver the infrastructure, and when. Phasing plans may be used to co-ordinate investment in infrastructure with the delivery of new housing etc.

The Guidelines recommend the inclusion of an Implementation and Infrastructure Delivery Schedule in the Plan, which should be informed by a capital cost estimate of the required infrastructure.

2.5 Monitoring

Planning Authorities are encouraged to periodically review the success or otherwise of the implementation of the LAP, including for example housing land availability studies, monitoring employment, audits of open space and community facilities. Monitoring regimes required under the Strategic Environmental Assessment and Appropriate Assessment process may also be required.

3.0 Dublin City Council and Local Area Plans

3.1 Dublin City Development Plan 2016-2022 (DCDP)

The Dublin City Development Plan 2016-2022 provides an integrated, coherent spatial framework to ensure the city is developed in an inclusive way which improves the quality of life for its citizens, while also being a more attractive place to visit and work. In transitioning to a low-carbon city the Plan recognises the need to deliver sustainable land use and travel patterns; to avoid urban sprawl and to maximise efficient use of land.

In consolidating the City, the National Spatial Strategy and the DCDP recognise the need to ensure sustainable development of all vacant, derelict and under-used lands, with a focus on areas close to public transport corridors. It must also be noted that the DCDP, whilst presenting a strategic policy document also contains detailed standards for all development at a local level, plus policies on conservation, transport etc. With a requirement to cater for an additional population in excess of 59,000 during the plan period, the DCDP identifies a series of 18 no. Strategic Development and Regeneration Areas, which are capable of delivering these housing figures. Focusing and prioritising the development of these areas is essential to counteract the current lag in housing construction, and is a priority for the City Council.

Of the SDRA's identified within the Plan, six have Local Area Plans in place, a further two have plans nearing completion (Ballymun and Poolbeg West) and one is identified within the list of LAPs to be prepared over the next six years, i.e. Park West/ Cherry Orchard. A further seven SDRA's comprise of DCC housing lands for which Masterplans either have been or are being prepared to guide their development.

Extract from the DCDP 2016-2022:

Table E. Capacity of sub-areas of the city for residential development

		Estimated Capacity – Number of Residential Units.
	Inner City Area (excluding SDRA 7, SDRA 18, and SDRAs 10-16 inclusive)	8,900
SDRA 1	North Fringe (including Clongriffin/Belmayne)	7,100
SDRA 2	Ballymun	3,000
SDRA 3	Ashtown/Pelletstown	1,000
SDRA 4	Park West/ Cherry Orchard	2,000
SDRA 5	Naas Road lands	2,100
SDRA 6	Docklands- Including SDZ area and Poolbeg West	4,600
SDRA 7	Heuston Station & Environs	1,200
SDRA 8	Grangegorman & Environs	800
SDRA 9	St. Michaels Estate	500
SDRA 10	Dominick Street	200
SDRA 11	O'Devaney Gardens	1,000
SDRA 12	St. Teresa's Gardens	800-1,000
SDRA 13	Dolphin House	600
SDRA 14	Croke Villas and Environs	100
SDRA 15	St. James Medical Campus & Environs	500
SDRA 16	Liberties including Newmarket and Digital Hub	2,500
SDRA 17	Oscar Traynor Road	650-700
SDRA 18	National Concert Hall	350-400
	Rest of City	14,400

3.2 Area-Specific Plans

As per Section 2.2.8.1 of the DCDP 2016-2022, it is proposed to carry out a series of area-specific guidance for the SDRAs and key district centres, using the appropriate mechanisms of local area plans, schematic masterplans and Local Environmental Improvement Plans (LEIPs).

Local Area Plans are generally prepared for areas subject to large-scale development and/or regeneration within the life of the Development Plan, as recommended for within the Planning and Development Act (set out above). The current and proposed schedule of Local Area Plans for the City is set out in detail in Section 3.3 and 3.4 of this report with the aim of prioritising the work programme for such Plans over the life of the Dublin City Development Plan 2016-2022.

As per government guidance, masterplans and LEIPs are suitable for areas where such large scale development is not anticipated but where growth is anticipated and direction required. Masterplans have been prepared and more are under review for the City Council's housing lands, e.g. St. Teresa's Gardens, O'Devaney Gardens, Oscar Traynor Road, etc.

The Development Plan also sets out a list of 31 no. urban villages, with the objective of preparing Local Environmental Improvement Plans (LEIPs) for a number of these during the life of the Plan. These plans will be prioritised by the Local Area Committee with the objective to prepare up to three LEIPs for each Local Area, resources and priorities permitting.

List of Areas suitable for LEIPs: Extract from the DCDP 2016-2022

1. Artane
2. Ballyfermot
3. Bluebell
4. Cabra
5. Camden St/ Wexford St/ Redmond's Hill/ Aungier St and Georges St area
6. Clontarf
7. Crumlin
8. Donnycarney
9. Donnycarney, including Malahide Rd & Collins Avenue
10. Dolphin's Barn
11. Drimnagh
12. Drumcondra Village
13. East Wall Area
14. Finglas
15. Glasnevin
16. Gracepark Area
17. Inchicore/St. Michael's/Kilmainham
18. Irishtown
19. Killester Village
20. Liffey Quays
21. Little Camden
22. Navan Road
23. North Strand
24. North Strand – North Strand / Ballybough /Clonliffe
25. Phibsborough
26. Ringsend
27. Sheriff Street/North Wall
28. Stoneybatter
29. Terenure
30. Walkinstown
31. Whitehall

3.3 Current Local Area Plans/ Strategic Development Zones (SDZs)

There are currently five Local Area Plans and two Strategic Development Zones in place throughout the City Council administrative area; detailed below along with their respective timelines.

1. **Liberties LAP**, adopted 11th May 2009. On the 7th April 2014 a resolution was passed to extend the life of this plan until 10th May 2020.
2. **George's Quay LAP**, adopted 2nd July 2012. On the 12th June 2017 a resolution was passed to extend the life of this plan until 1st July 2022.
3. **Clongriffin – Belmayne (North Fringe) LAP**, adopted 3rd Dec 2012. In November 2017, the City Council passed a resolution to extend the life of the LAP by 5 years.
4. **Naas Road Lands LAP**, adopted 14th Jan 2013. In November 2017, the City Council passed a resolution to extend the life of the LAP by 5 years.
5. **Ashtown – Pelletstown LAP**, adopted 2nd Dec 2013. A mid-term review of this Plan was completed and presented to the area committee on 20th June 2017. Any proposed time extension of this Plan will need to occur before the end of 2018.

In addition, two Strategic Development Zones have been adopted:

- **Grangegorman SDZ**, approved 2nd May 2012
- **North Lotts & Grand Canal Dock SDZ**, approved 16th May 2014.

There are also two additional plans significantly advanced and nearing completion, as follows:

- **Poolbeg West SDZ**. On the 17th May 2016 the Government designated Poolbeg West as an SDZ, and DCC as the Development Agency published a draft planning scheme on the 24th January 2017 for public consultation. Following consideration by the members of the council on the public submissions (on the 18th May 2017), a number of material amendments were made to the scheme and placed on display for public consultation (until 12th July 2017). A Chief Executive's report on these submissions was considered by the Members of the Council on the 2nd October 2017, where the Planning Scheme was approved. This scheme is currently subject of appeals to An Bord Pleanála.
- **Ballymun LAP**: A draft LAP was prepared for Ballymun and placed on public display from 05.04.17 to 17.05.17 (inclusive). A Chief Executive's report on the public submissions was considered at a special council meeting on the 1th July 2017 following which a number of materials alterations were made to the Draft Plan. These alterations were placed on display for a second period of public consultation (until 2^{8th} August 2017) and the Chief Executive's report on these submissions was considered by the Members of the Council on the 2nd October, upon which the plan was approved. The final Plan along with the Environmental Report is currently being completed, and the Plan will take effect from 27th October 2017.

Based on the above, the immediate priorities of the Chief Executive are to:

1. Complete the Poolbeg West SDZ, including the appeal process to An Bord Pleanála.
2. Publish the final version of the Ballymun LAP and prepare the Environmental Report on such.
3. Implement the Clongriffin – Belmayne (North Fringe) LAP by including an immediate Retail Review and a Roads and Traffic Study.
4. Review and extend the Ashtown-Pelletstown LAP by year end 2018.
5. Implementation of the existing and new LAPs/ SDZs.
6. Progress the Housing Land Initiative.

3.4 Proposed additional Local Area Plans

Section 2.2.8.1 of the Dublin City Development Plan 2016-2022 includes a schedule of seven new Local Area Plans/ Strategic Development Zones to be delivered over the life of the current Development Plan, time and resources permitting, as set out in table F of the Plan replicated below.

Extract from the DCDP 2016-2022:

Table F: Schedule of proposed statutory Local Area Plans/Strategic Development Zones to deliver the core strategy. The ordering of the delivery of such LAPs to be determined by City Councillors.

1.	Ballymun LAP
2.	Harold's Cross LAP
3.	Moore Street Environs LAP
4.	Park West/Cherry Orchard LAP
5.	Phibsborough LAP
6.	Poolbeg West SDZ
7.	Stoneybatter, Manor Street and O'Devaney Gardens LAP

As noted above the plans for Ballymun and Poolbeg West were approved by the City Council on the 2nd October 2017. While the Poolbeg West plan is the subject of appeals to An Bord Pleanála; implementation of the Ballymun LAP has commenced.

This report examines the development potential for each of the five remaining areas, and their capacity to deliver the core strategy of the DCDP. Also considered is the need for economic, physical or social renewal as per Section 19 of the Planning Acts. With competing demands to prepare Masterplans and LEIPs, it is proposed to commence one additional LAP in 2018. The report looks at the potential of the following LAPs to deliver the core strategy of the DCDP: -

- 3.4.1 Harold's Cross LAP
- 3.4.2 Moore Street Environs LAP
- 3.4.3 Park West / Cherry Orchard LAP
- 3.4.4 Phibsborough LAP
- 3.4.5 Stoneybatter, Manor Street and O'Devaney Gardens LAP

3.4.1 Harold's Cross LAP

Harold's Cross is an established inner suburb of Dublin south City. During the preparation of the Dublin City Development Plan 2106-2022 detailed submissions were received from the elected representatives and the Harold's Cross Community Council, requesting a Local Area Plan on the basis that the village contained a number of sites that were suitable for redevelopment. Sites identified within the area are set out in the table and map below. The table shows clearly that the majority of sites within this area have extant planning permissions in place. The current vacant Greyhound track has been recently acquired by the Department of Education and Skills to provide new local school facilities and has been rezoned to Z15 (institutional use) to facilitate these uses. This leaves **4 no. sites** with potential for redevelopment, and which do not have extant planning permissions. These sites together have an area of **1.33 ha**; and with an assumed average density of c. 100-120 units per ha, together they have the potential to deliver c. **130-160** new residential units.

Sites Recently Developed/ with Planning Permission		
Site No. (see map)	Site Location	Status
1	Our Lady's Hospice, Harold's cross Road	Development completed: 31 no. residential units. (Ref. 4783/06)
2	Mount Argus Field	Development on site and partially complete for 180 new residential units, crèche and community building (Ref. 2966/10; PL29S.237974). A decision to grant was issued by DCC on 26 th Sept. 2017, (Ref. 2870/17) to extend the life of the permission to complete development. (no appeal).
3	Mount Argus Old Monastery	Planning permission granted, July 2014 (Ref. 3792/13; PL29S 243181) for 32 no. apartments.
4	St. Clare's Convent and 115-119 Harold's Cross Road	Planning permission granted, November 2015 (Ref. 2186/15; PL 29S245164 ref) for 156 no. apartments. Pursuant to Condition No. 4 of the above grant, permission was granted by DCC under Ref. 2826/17 (27.06.17), to provide communal space in the Chapel reducing the number of apartments to 151. This decision is currently on appeal to An BP, PL29S.248916 (decision due 27/11/17). Further amendments to the above were granted by DCC on the 28 th Sept. 2017 (Ref. 2825/17), increasing the number of residential units to 172 (no appeal notice to date). Commencement notice submitted under Ref. 2186/15.
5	Mount Tallant	Planning permission granted, May 2015 (Ref.2710/14; PL29S.244337) for 63 no. residential units. Amended by (i) Ref. 3663/15, granted January 2016 (no change to no. of units); (ii) Ref. 3609/16, granted December 2016, for 3 no. additional apartments.

		Total: 66 units.
6	Rosie O'Grady's pub, 280-288 Harold's Cross Rd	Planning permission granted, April 2017 (Ref. 3692/16; PL29S.247678) for 46 short-stay units. Pub still in active use.
7	69-73 Harold's Cross Rd	Planning permission granted, April 2017 (Ref. 3713/16) for 13 no. apartments. Buildings not in use.
Other Sites		
Site No. (see map)	Site Location	Status
8	Greyhound track, 6 Harold's Cross Road	2.59 ha site. Currently vacant. Recently acquired by the Department of Education and Skills to provide new school facilities. Variation (No. 4) of the Dublin City Development Plan 2016-2022, rezones the land from Z9/Z1 to Z15 (institutional).
9	Former Harold engineering site, 214 Harold's Cross Road	0.15 ha site. Warehouse building in use by Parklane Motor Company.
10	Former Classic cinema	0.12 ha site. Building demolished. Site vacant. Zoned Z4.
11	Former Hall Electircal 148-156 Harold's Cross Rd	0.07 ha site. Buildings vacant. Zoned Z1.
12	Eircom warehouse & adjoining Greenmount Lane	0.99 ha site. Site contains a disused Eircom warehouse, commercial and residential development. Zoned Z1 and Z6. Permission was refused in February 2017 by An Bord Pleanála (Ref. 3605/16, PL29S.247583) for 121 apartments.

With regard to the latter site at Greenmount Lane, identified above, it should also be noted that the Planning Department is currently carrying out a detailed study of Z6 lands within the City, as per Objective CEE04 of the DCDP 2016-2022.

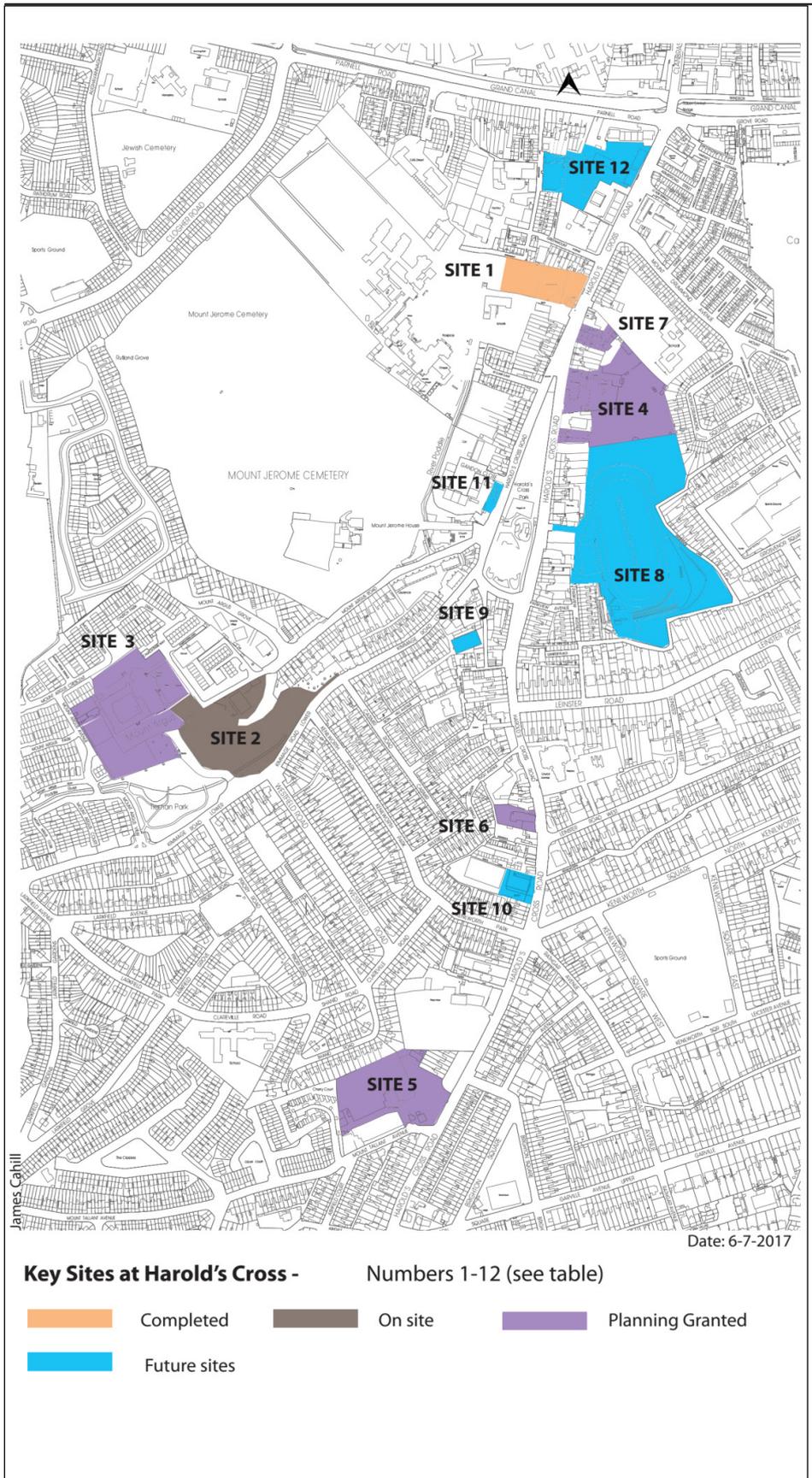


Fig 1: Sites in Harold's Cross

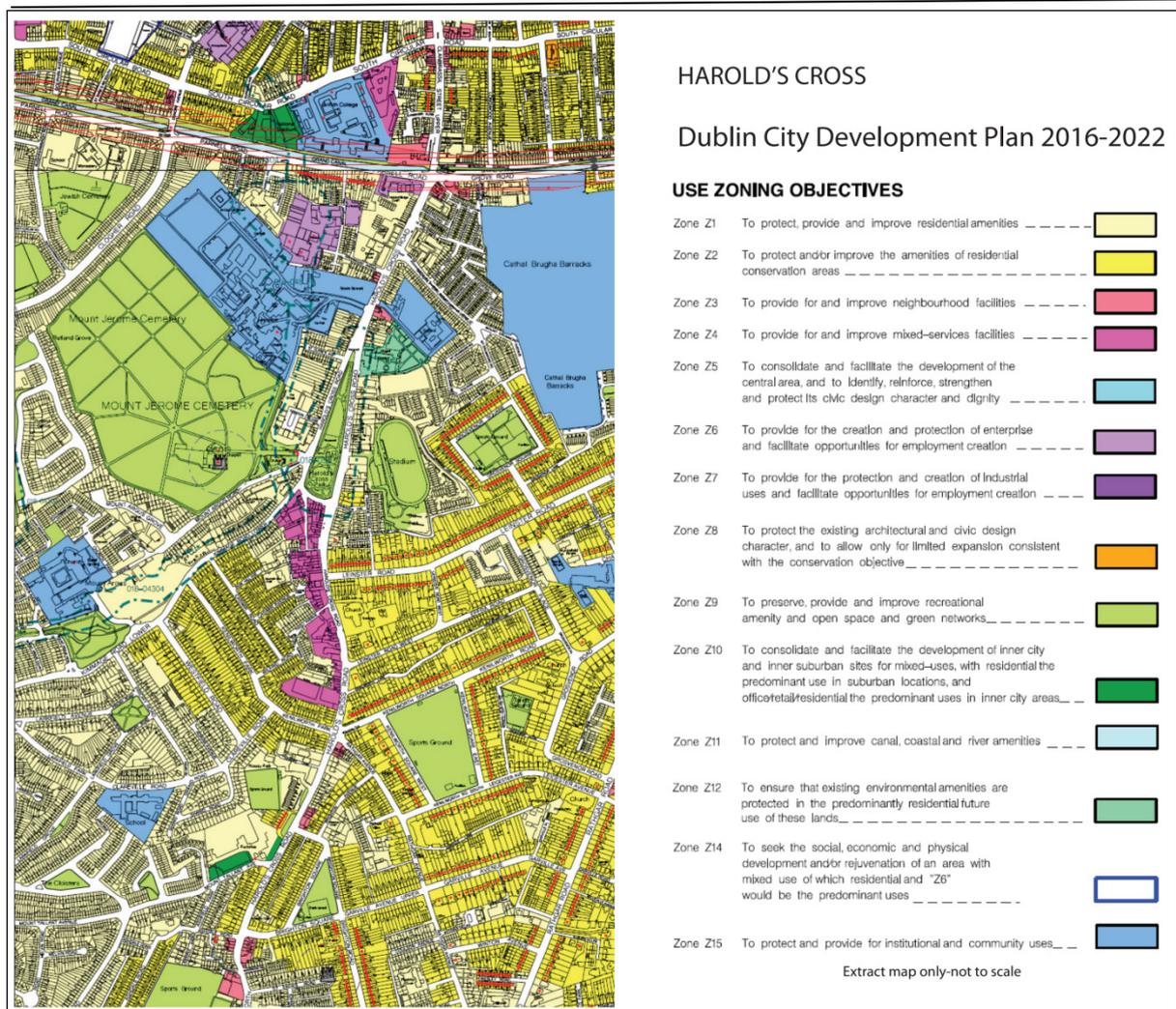


Fig 2: Zoning objectives for Harold's Cross area, DCDP 2016-2022

As can be seen from the zoning map for Harold's Cross the area has a variety of zoning objectives offering protection and guidance regarding future development potential under the DCDP 2016-2022. Mount Argus Park, Harold's Cross Park and Mount Jerome Cemetery are all protected by the Z9 zoning objective to protect these open spaces. Variation (No. 4) of the Dublin City Development Plan 2016-2022 rezoned the Harold's Cross greyhound track from Z9/Z1 to Z15 to allow for the development of new school buildings. Other Z15 zonings - institution and community land – cover Mount Argus Monastery, Our Lady's Hospice and St. Clare's School; while St. Clare's Convent lands are zoned Z12 with an objective to protect environmental amenities in future residential development proposals. The village is largely zoned Z4, district centre, to seek the provision of mixed uses and services for the local community. Elsewhere significant areas are zoned Z2, residential conservation areas, and there are significant numbers of protected structures. Overall the area has a detailed layer of planning policy and objectives which is considered sufficient to guide future development and safeguard local amenities.

3.4.2 Moore Street & Environs LAP

Moore Street is located in the City Centre off Henry Street on the north side of the City. It is primarily a retail street, known for its open air fruit and vegetable market. The street was notable in the Easter Rising of 1916 when Irish Volunteers surrendered to British forces from a terrace of houses on Moore Street. The buildings at nos. 14 -17 Moore Street, from which the Volunteers fought and surrendered, were designated a national monument in 2007, in recognition of their role in Irish history, and subsequently purchased by the State. In March 2016 a High Court decision was issued declaring that the national monument status applies not just to Nos. 14-17 but to the whole terrace and the surrounding street and lanes. The Government and receivers for the former Carton site and other lands have lodged an appeal against this decision, the hearing of which is scheduled for late December 2017. In addition to this, the Department of Culture, Heritage and the Gaeltacht set up the Moore Street consultative group in 2016, which has produced a report with recommendations on the future of the Moore Street area. The Minister (for DCHG) has appointed an independent advisor to engage with all the stakeholders, including the owners of the Carlton site to explore future options for this area. It is considered premature to prepare a LAP prior to the outcome of these deliberations and the High Court decision.

The Moore Street Area is largely zoned Z5 in the Dublin City Development Plan with an objective to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity. O'Connell Street and Henry Street are also designated as Category 1 Retail Streets in the Development Plan which constitute the premier retail destinations in the country. Policies and objectives within the DCDP with specific reference to Moore Street include CEE18, CHC20, CHCO30 and CHCO31, detailed as follows:-

It is policy of Dublin City Council:-

CEE18: *(vi): To recognise the unique importance of Moore Street Market to the history and culture of the city and to ensure its protection, renewal and enhancement, in co-operation with the traders as advocated by the Moore Street Advisory Committee Recommendation relating thereto.*

CHC20: *To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.*

It is an objective of Dublin City Council:-

CHCO30: *To seek to provide a “revolutionary” or “green” trail in the city, linking sites such as Boland’s Mills, GPO, Moore Street, Dublin Castle, Kilmainham Jail and Richmond Barracks, Mount Street Bridge, the Mendicity Institute, Arbour Hill, The Four Courts, Annesley Bridge and North King Street similar to that in Boston, which can be a significant tourist attraction.*

CHCO31: *To develop a 1916 Historic Quarter, including Moore Street, with its National Monument and historic terrace, an appropriately developed street market, the GPO and Parnell Square, creating an integrated historic, literary and commercial focus for the north city centre and providing potential for tourism and to prepare a Development Brief for the*

Moore Street Area which addresses the above.

Part of the area extending from O’Connell Street to Moore Lane and Henry Place is also a designated Architectural Conservation Area (ACA) and Area of Special Planning Control (ASPC) in the Development Plan. The ACA places an emphasis on retaining and enhancing the character and heritage value of the built form, while the ASPC concentrates on the appropriate uses within the area. There are also a large number of Protected Structures located within this City block.

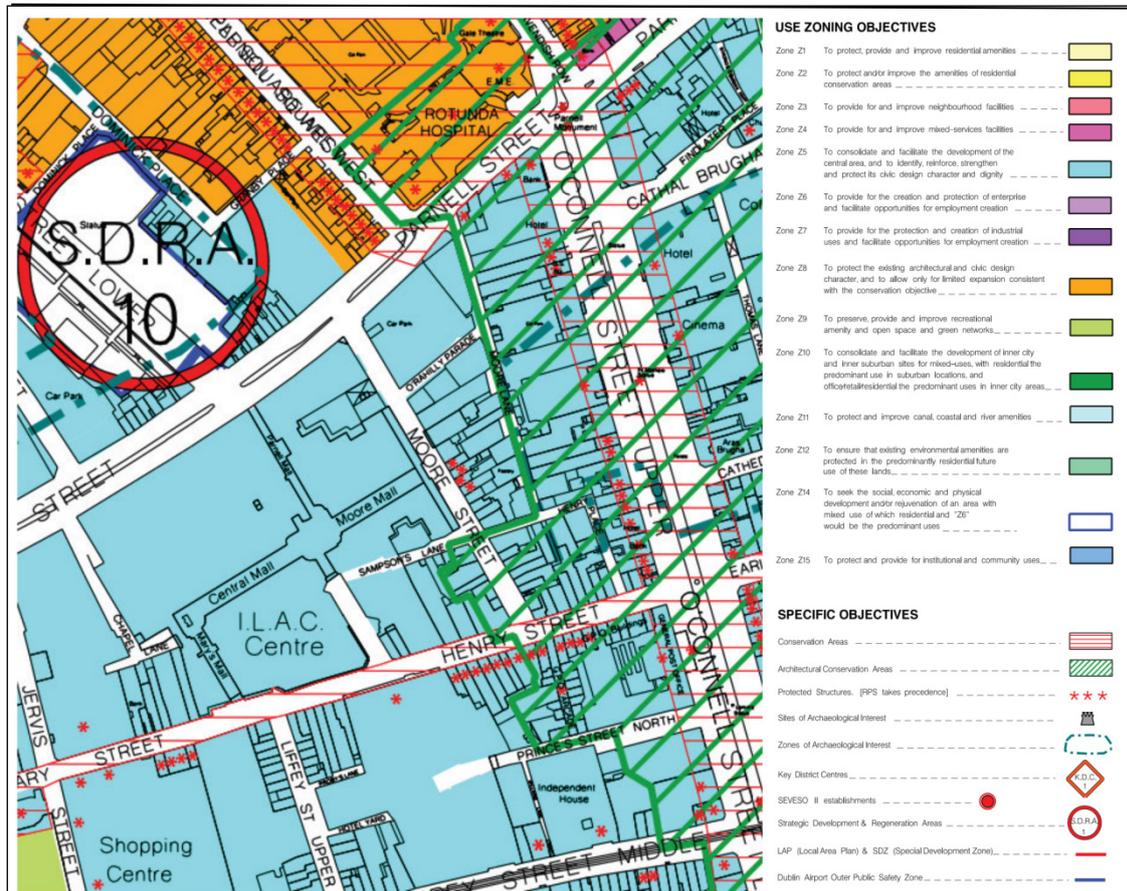


Figure 3: Zoning objectives for the Moore Street area, DCDP 2016-2022

A Local Area Plan for Moore Street is likely to include Moore Street and the surrounding streets of O’Rahilly Parade, Henry Place, & Sampsons Lane. It’s development potential lies primarily with the former Carlton cinema site and the surrounding block, granted planning permission in March 2010, under Reg. 2479/08 (An Bord Pleanála Ref. PL29N.232347), for a large mixed use development comprising retail, café/restaurants/bar units, residential, office space, a gallery and a visitor attraction. Condition 5 of PL29N.232347, specified that ‘no works shall commence within the preservation order boundary of the National Monument at 14-17 Moore Street unless the prior Ministerial Consent to such works has been obtained in accordance with the statutory requirements of section 14 of the National Monuments Acts, 2930-2004’. Ministerial consent has been granted for some of these works. This permission remains valid until May 2022. The key development potential of this area is therefore subject to an extant planning permission, and as noted above is dependent on a final decision on the national monument status.

Site No. (see map)	Site Location	Status
1	Former Carlton Cinema site and surrounding block: O'Connell Street to Moore Street.	Planning permission granted in 2010. Large mixed use development granted planning permission under An BP Ref. PL29N.232347 (DCC Ref. 2479/08). Planning permission extended until May 2020. No commencement notice submitted to date.
2	Moore Street and Moore Lane	Planning permission granted for hotel use in December 2015, under Ref. 2140/15. No commencement notice issued to date.
3	O'Connell Street / Moore Lane	Planning permission granted in 2008: Retail and office development granted under Planning Ref. 2726/08. Planning permission extended until September 2018. No commencement notice issued to date.

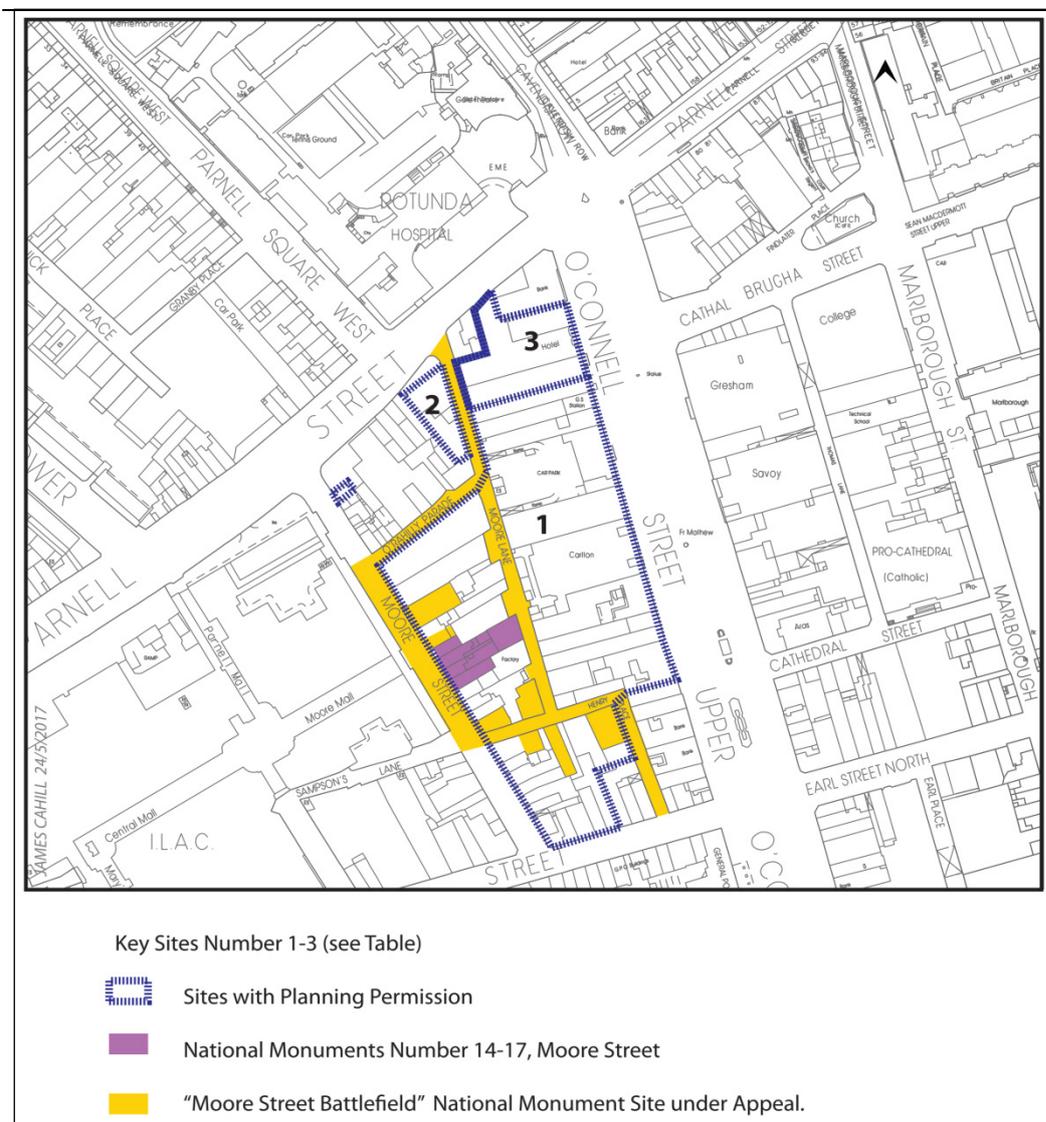


Figure 4: Moore Street Area, National Monuments and Sites with extant planning permissions in place

3.4.3 Park West / Cherry Orchard LAP

Park West/Cherry Orchard is identified as a Strategic Development and Regeneration Area (SDRA4) within the Dublin City Development Plan 2016-2022. This area was the subject of a previous urban framework plan, from which early deliverables included Cedar Brook housing estate, Park West Point and a new train station. However the slowdown in the economy left significant land banks undeveloped. With c. **35 ha** of land available for redevelopment, the Development Plan recognises this area has the potential to deliver c. 2,000 new residential units, alongside a 'new town' with mixed use and commercial development. It is a key site in delivering the core strategy of the DCDP 2016-2022. The large tracts of undeveloped land coupled with the lack of any coherent village centre or urban form create a clear need for physical intervention. This area is also recognised as an area in need of economic and social regeneration (see section 3.5 below showing the Pobal Deprivation Index).

The SDRA guidelines in the DCDP set out ten guiding principles for future development, which would form the starting point for a Local Area Plan, as follows:

Extract from Section 15.1.1.4 SDRA 4 of the DCDP 2016-2022

The following guiding principles apply to future development:

1. *To create a vibrant and sustainable new urban area with work, living and recreational opportunities, based around high-quality public transport nodes*
2. *To create a place with distinctive urban character, based on urban design principles with strong physical and psychological linkages to the city*
3. *To provide for sufficient densities of development, to sustain public transport and a viable mix of uses*
4. *To provide for an integrated public transport system, with bus and commuter rail as the main components*
5. *To provide for the integration of the new community with the established community*
6. *To provide for a balanced mix of residential tenure*
7. *To develop a coherent spatial framework, incorporating the following elements:*
 - *Two axial routes, defined by buildings, providing the main structuring components, linking the proposed new rail station with Ballyfermot Road to the north and Park West Road to the south*
 - *A Main Street at the intersection of the two axial routes, providing a safe and vibrant mixed-use environment, incorporating provision of a supermarket and associated retail and service facilities*
 - *A new civic space next to the main street, linking to the civic place adjacent to the rail station, creating a high profile for public transport and a strong sense of place for the local resident and working population*
8. *To enhance the new identity of the area by providing for 2-3 mid-rise buildings at nodal spaces in the vicinity of the railway station or adjoining the M50 to act as placemarkers*

9. That in the creation of the 'new town' in the Park West/Cherry Orchard area as a policy and priority that the key historic and existing deficits with regard to layout, community under-development, policing, anti-social activity, lack of provision for childcare etc. be factored in to be provided for in the new proposed development and that a new charter for Cherry Orchard be articulated and become an integral part of the overall plans and initiatives for the area
10. To provide for a supermarket and other local shopping.

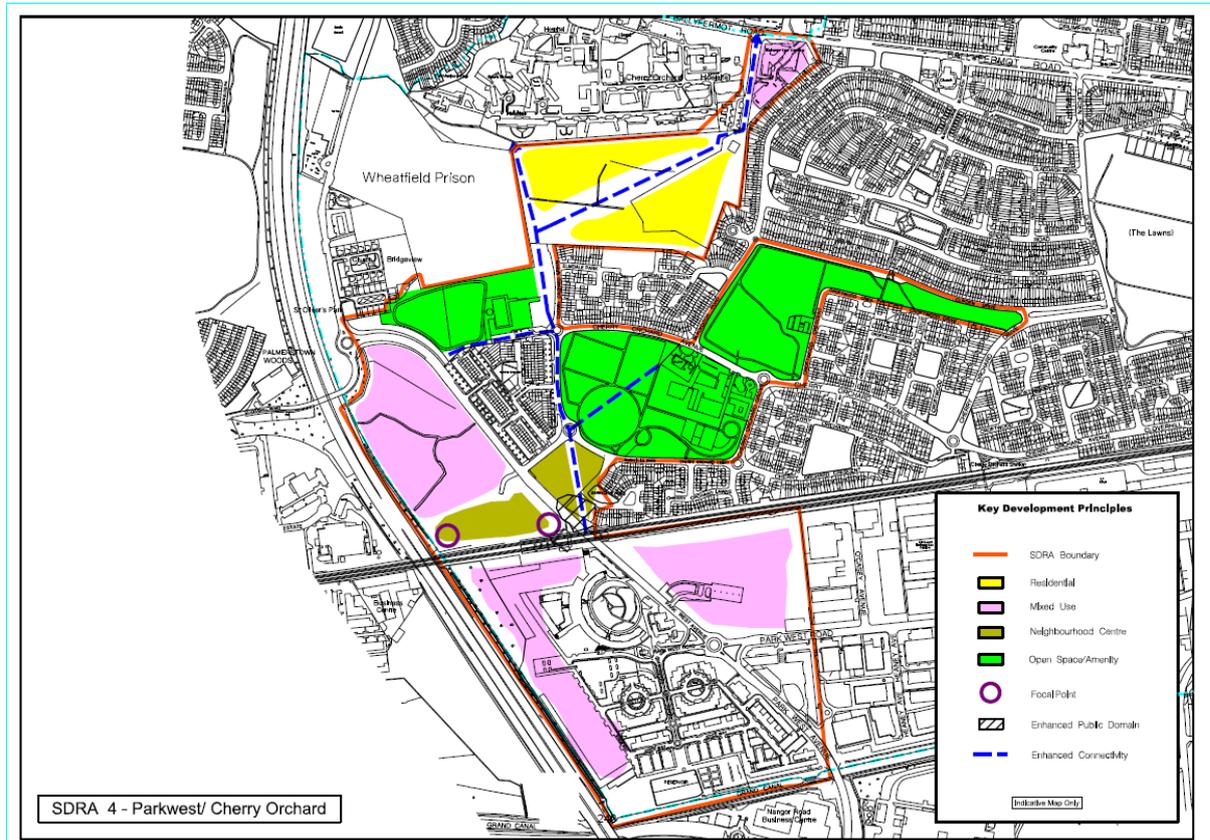


Figure 5: SDRA Guidance for Park West / Cherry Orchard LAP

Making Cherry Orchard Better – A Social, Economic and Infrastructure Action Plan

The South Central area office of DCC has recently commissioned an independent Social, Economic and Infrastructure Action Plan for Cherry Orchard. As part of this process the consultants have undertaken detailed consultations with local groups including school representatives, community leaders, young leaders, senior citizens, etc, in addition to statutory consultees (including Irish Rail, TII, NTA, Dublin Bus, HSE, Irish Prison Service) and various DCC departments. This Action Area Plan was presented and approved by the Area Committee on the 20th September 2017.

Given the level of information captured in this study, and the preparation of the Action Plan, it is considered that the non-statutory period of preparing a LAP can be considerably shortened in this instance; albeit allowing time for the environmental assessments to be carried out and consulted upon.

3.4.4 Phibsborough Local Area Plan

Under the previous Dublin City Development Plan 2005-2011, a Draft Phibsborough LAP was prepared in 2015. This Plan was considered at the City Council meeting in December 2015, where the decision was made not to make the Plan.

The 2015 Draft Plan identified a number of key development sites with potential for redevelopment. These sites are set out below along with an update on their current status.

Site No. (see map below)	Site location	Status
1	Smurfit Print works site	This site of c. 3.7 ha also comprises of two parts. The northern site of c. 1.7 ha retains its industrial and enterprise structures and operations, albeit in limited use. The southern half (c. 2 ha) was granted planning permission in January 2016 (Ref. 3665/15; PL29N. 246124) for 119 no. residential units with café and childcare facility. This site changed ownership earlier in 2017.
2	Cross Guns Bridge site	This includes the Shandon Mill Bakery site, Des Kelly Carpets, and Hedigans house. The key development land within this site was granted planning permission in Oct 2014 (Planning Ref. 2402/14; PL29N.243444) for a new residential scheme of 20 houses and 8 no. apartments.
3	Phibsborough Town Centre site	This site is divided into two parts; the commercial shopping centre and Dalymount Park. The City Council have acquired Dalymount Park and are in the process of preparing plans for a significant upgrade to the stadium as part of a new municipal sports centre. The shopping centre site is the subject of a current planning application for redevelopment, Ref.2628/17 (decision due 24/10/2017).
4	Mountjoy Prison Site	Active prison use. Previous government plans to relocate the prison to north county Dublin, led to this site been identified for major urban regeneration. These plans are currently on-hold, and it is not anticipated there will be any development potential on this site within the current Development Plan.
5	Mater Site	Vacant site. A small area of 0.87 ha was earmarked for strategic development to serve the hospital site. The entire site is earmarked for medical and medical related uses in accordance with zoning objective Z15.
The Draft LAP also identified two other smaller development opportunities in the area:		
6	Site at 274 North Circular Road	Site vacant with planning permission. (1.36 ha). This site has an extant planning permission for 85 new residential units (Ref. 2131/12 and PL29M/240682); and is also the subject of a new planning application for student accommodation, Ref. 4262/16, granted by DCC on 25.05.17 and on appeal by An Bord Pleanala.
7	Site at 104A – 115 Dorset Street	Development recently completed this year for new student accommodation.

PHIBSBOROUGH LAP



Figure 6: Sites identified within Phibsborough LAP area

In preparing the **DCDP 2016-2022** the key land use elements of the Draft 2015 LAP were incorporated into the new DCDP, as follows:

- The Smurfit site was rezoned from Z10 (mixed use) to Z1 (residential).
- The Cross Guns site was rezoned from Z10 (mixed use) to Z1 (residential) and Z3 (local neighbourhood).

New policies/ objectives inserted into the DCDP:

SNO4: To assist the Department of Education and Skills with regard to the provision of a new school site at the Smurfit Complex on Botanic Road or at another appropriate location in the locality.

MTO7: To promote and seek the development of a new commuter rail station at Cross Guns serving the existing rail line infrastructure. Such a provision may be a stand-alone facility or form part of a larger mixed use development

GIO38: To redevelop Dalymount Park soccer stadium providing enhanced sporting recreational and community amenities and as part of this development to celebrate the rich sporting history of this site.

CHC22: To seek the preparation of a detailed Masterplan for the Mountjoy Prison site prior to any proposed redevelopment that fully assesses the buildings/ structures of special architectural/ social/ historic interest.

MTO16: To seek to reopen the pathway underneath Blaquiery Bridge on the North Circular Road beside the old State Cinema in Phibsborough to pedestrians and cyclists

MTO19: Subject to a feasibility assessment, to upgrade Cross Gunns Bridge Phibsborough for pedestrian and cyclist use

MTO20: Subject to a feasibility assessment, to include a pedestrian/cyclist bridge over the Railway line at Whitworth Road connecting the Royal Canal to Whitworth Road at an appropriate site.

MTO41: To review the existing traffic layout of the junction at Doyle's Corner, Phibsborough, during the lifetime of the plan with a view to providing for the needs of vulnerable road users, including pedestrians and cyclists as well as public transport and improving traffic safety.

Section 16.7.2 Height Limits and Areas for Low-Rise, Mid-Rise and Taller Development

Phibsborough was moved from the mid-rise category in the previous DCDP to the low-rise category, with the following proviso:

Phibsborough will remain a low rise area with the exception of allowing for (i) up to a max of 19m in the centre of the Smurfit site and immediately adjoining the proposed railway station at Cross Guns Bridge; and (ii) the addition of one additional storey of 4m will be considered in relation to any proposals to re-clad the existing 'tower' at the Phibsboro Shopping Centre.

The retail Strategy (appendix 3), includes the following new statement:

A review of the Phibsborough Shopping Centre was carried out as part of the 2015 Draft Phibsborough LAP. Although not adopted a number of objectives came from this report which the Development Plan now seeks to capture. The City Council supports the development and revitalisation of the existing Phibsboro Shopping Centre which expand the retail offering in keeping with the designation of Phibsborough as a Key District Centre.

New development shall be of a suitably high density and mix to create new job opportunities at this key nodal point which is highly accessible by public transport. Uses that create a "evening economy" and enhance the attractiveness of the centre as a destination will be encouraged, as will the integration of the site with the adjoining Dalymount Park, ideally creating a new enhanced public entrance to this sporting venue. The provision of a new civic plaza will also be sought.

In addition to the above, the non-land use elements of the Draft 2015 LAP were incorporated into the new Phibsborough Local Environmental Improvements Plan (LEIP), January 2017, as per Section 2.2.8.1 of the DCDP; and for which an implementation group has been set up. Work on this plan has begun and a shopfront survey has recently been completed as a precursor to a Shopfront Improvement Scheme.

Given that the larger sites are either going through the planning process, or (as in the case of Mountjoy) are not to be redeveloped in the foreseeable future, and that the LEIP affords a platform for the implementation of local objectives, it is considered that a Local Area Plan is not a high priority for this area.

3.4.5 Stoneybatter, Manor Street and O’Devaney Gardens LAP

Stoneybatter, Manor Street and O’Devaney Gardens form SDRA 11 within the Dublin City Development Plan 2016-2022, with an estimated capacity of 1,000 new residential units as per Table E of Section 2.2.3 of the Plan. While the title of the SDRA relates to the wider area, the guiding principles set out in Section 15.1.1.14 relate primarily to the O’Devaney Gardens site.

Planning consent for Phase 1 of the redevelopment of O’Devaney Gardens was granted planning approval by An Bord Pleanála in August 2011 for 110 no. new residential units, under section 175 of the Planning and Development Act 2000 (as amended). This application was accompanied by an overall Masterplan for O’Devaney Gardens and an Environmental Impact Assessment for such. Recent central government funding has been received to expedite the first 56 no. of these homes for public housing. As part of the Housing Land Initiative by DCC the site was assessed in 2016 for development potential. This assessment estimates the development potential of the O’Devaney Gardens site at c. 584 new homes (including Phase 1). Approved by the City Council in January 2017, this site was put to the market in August 2017 with a requirement to provide 50% private, 30% social and 20% affordable housing. Phase one of this tender process is currently underway, accessing the pre-qualifying tender documents.

The proposal to include the wider Stoneybatter area within the LAP list, stemmed from public and Councillor requests during the making of the Dublin City Development Plan, on the basis that the area contained significant development potential, and in particular in relation to a number of sites, as set out and updated on below:

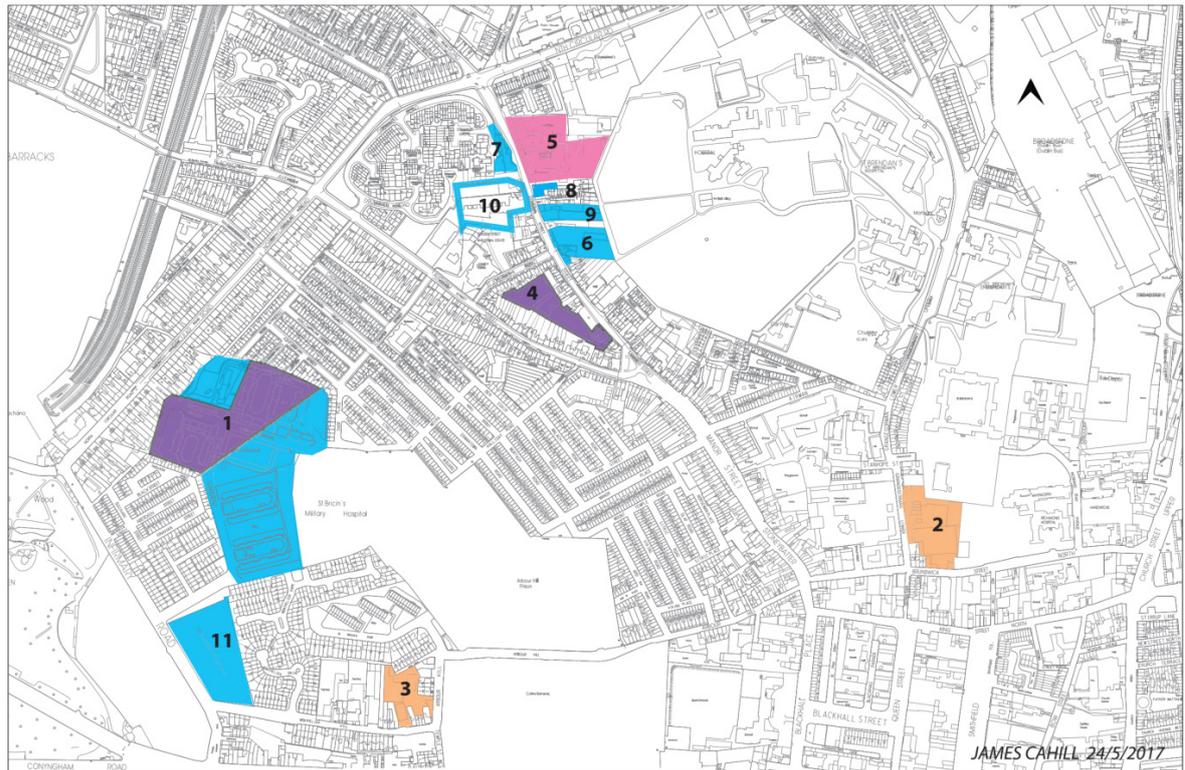
Site No. (see map below)	Site	Status
Sites under construction/ Planning Permission Granted		
1	O’Devaney Gardens	Planning permission granted for 110 units under Phase 1. Masterplan prepared. Part of DCC’s agreed Housing Land Initiative.
2	3-7 and 9-11 Grangegorman Lower & 1-2 Blake Villas	Planning permission granted, and commencement notice submitted in January 2017 (Ref. 2858/16; PL29N.247008) for demolition of all structures on site and for the construction of new student accommodation, along with new supermarket, retail, and leisure facilities. Subsequent modifications relating to an off-licence area sought under Ref. 2140/17 were granted on appeal (PL29N.248336), 18/09/2017.
3	49A-51 Arbour Hill	Work is on site for demolition of vacant 2-storey office building, and the construction of 25 no. townhouses, granted under Ref. 2078/11; PL29N.238754, in Aug 2011, and extended until Sept 2021.
4	84-87 Prussia Street	Planning permission granted in March 2017 (Ref. 4035/16; PL29N.247939) for the demolition of the single storey

		commercial building and the construction of new student accommodation. Site includes large back land area. No commencement notice submitted to date. The existing commercial building is currently in active use (i.e. Topline windows).
5	42-45 Prussia Street Park Shopping Centre	Planning permission granted on the 26.07.2017, for the redevelopment of the Park Shopping Centre (Ref. 2038/17); to be replaced with a new district centre, supermarket, restaurants, retail, medical clinic and student accommodation. Existing shopping centre in active use.
Other Sites		
6	22-28 Prussia Street	Site contains a car storage / wash yard, with a number of buildings to Prussia St (Nos. 22-25). Zoned Z1 and part 3, site totals 0.39ha. Previously formed a planning application for demolition and apartment development, which was refused under Ref. 3327/05.
7	Site beside 55 Prussia Street	There is some limited development potential to the rear and side of the former City Arms Hotel, now Saor-Ollscoil na hÉireann (a Protected Structure), and beside Clarkes City Arms Pub. (Previous planning refusal on this site, Ref. 5351/07).
8	Prussia Street/ St. Joseph's Place	Site on corner of Prussia Street (south of Park Shopping Centre) and St. Joseph's Place (c. 0.04 ha); currently in use as a storage yard for calor gas products. Zoned Z1.
9	30/31 Prussia Street	Two adjoining plots zoned Z1 (together measuring c. 0.2 ha), in use as single storey car garages.
10	IDA Centre 60-63 Prussia Street	IDA site (0.56 ha): site in active employment use, zoned Z4. No indication of redevelopment intention.
11	Infirmary Road	This site is under the ownership of DCC. It is proposed to construct 30 no. public houses to the south of the site. A detailed Masterplan for the remainder of the site is recommended, taking into account the significant architectural heritage features of the site. The old hospital building on this site was identified as a potential new community facility as part of the Housing Land Initiative report

In conclusion, as can be seen from the table above, the larger sites within this area are either currently in the planning process, or have the benefit of extant planning permissions. To prepare a Local Area Plan on the basis of one or two underutilised sites does not accord with the Planning and Development Act provisions or the National guidelines.

The advancement of the O'Devaney Gardens site is a priority housing site for the City. The initial phase of the public housing (56 no. units) is due on site in the first quarter of 2018 and it is anticipated that the development agreement for the remainder of the site will be signed by February 2018, with planning to follow shortly after. It would be highly undesirable to hold up this site pending the preparation of a statutory Local Area Plan, as the site is capable of providing much needed housing, and has the benefit of (i) planning permission for part thereof, (ii) a Masterplan, (iii) a feasibility study under the Housing Land Initiative, and (iv) detailed SDRA guidance within the City Development Plan.

Stoneybatter, Manor Street and O'Devaney Gardens LAP



Key Sites 1-11 (see Table)

- On site
- Planning Granted
- Current Planning Application
- Potential future sites

Figure 7: Sites identified within Stoneybatter, Manor Street and O'Devaney Gardens

3.4.6 Need for Regeneration

As per the Planning legislation a planning authority can make a local area plan in respect of any area the authority considers suitable, in particular for those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan. While the above sections give a clear indication as to the potential for development within each of the 5 remaining areas set out in the DCDP 2016-2022; the maps below indicate the need for social and economic renewal in each of these five areas.

Pobal Deprivation Index

The Pobal Deprivation Index is a recognized method of measuring the relative affluence or disadvantage of a particular geographical area using data from the census and compiled from the following seven indicators: -

- Population Change
- Age Dependency Ratio
- Lone Parent Ratio
- Primary Education Only
- Third Level Education
- Unemployment Rate (male and female)
- Proportion living in Local Authority Rented Housing

A scoring range is given to each delineated area relative to a national average and ranges from 'extremely disadvantaged' to 'extremely affluent'.

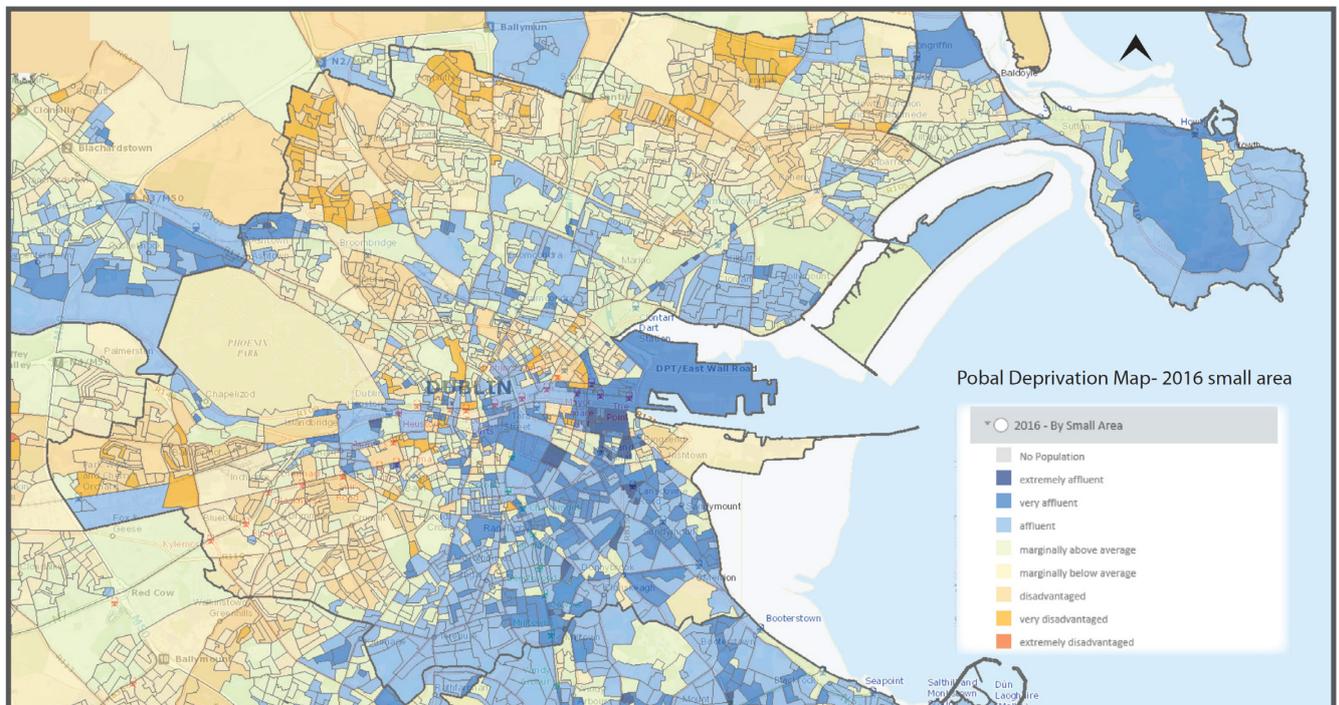
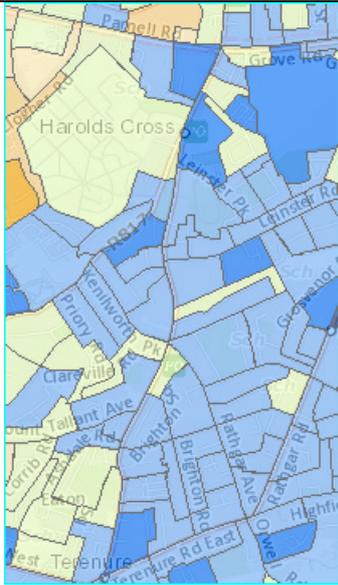
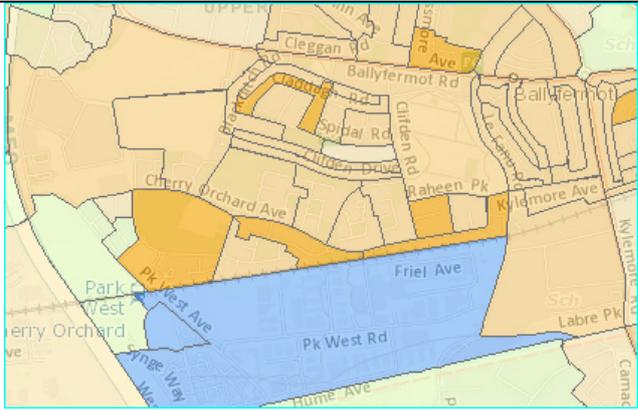
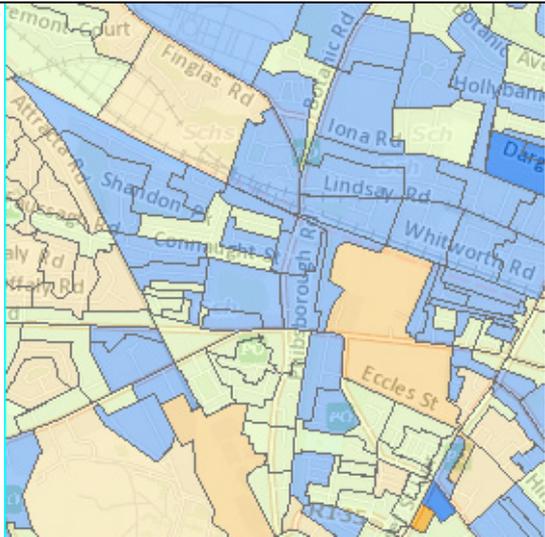
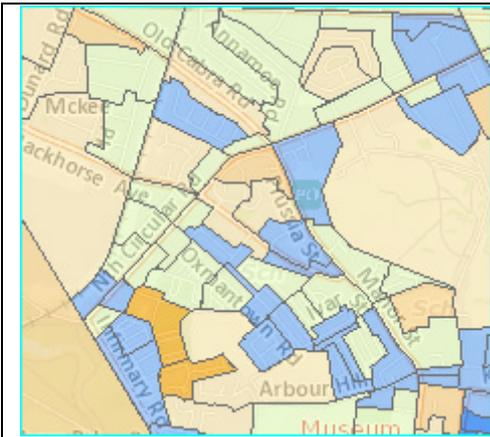


Figure 8: Pobal deprivation map for Dublin City, based on 2016 Census

Zooming in on the five areas identified for LAP purposes, the following information is captured:

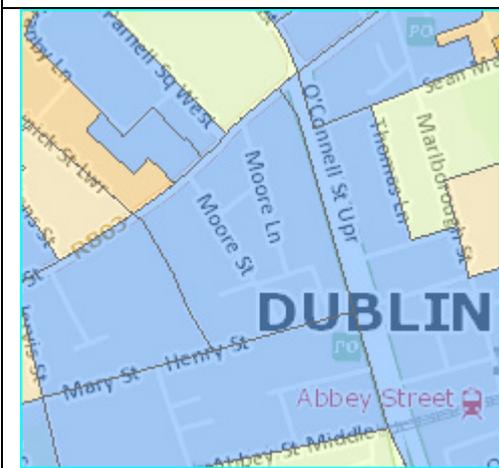
	<p>Harold's Cross area</p> <p><i>This area is largely categorised by areas of relative affluence.</i></p>
	<p>Park West / Cherry Orchard area</p> <p>Cherry Orchard is largely designated as an area of disadvantage and very disadvantaged. The exception is Park West, which is largely a commercial zone.</p>
	<p>Phibsborough</p> <p><i>Affluent and marginally above average areas are the predominate category for this area.</i></p> <p><i>Pockets of disadvantage are centred on the prison and the hospital, and also the Broadstone which is outside the "LAP" area.</i></p>



Stoneybatter, Manor Street and O'Devaney Gardens

This area has a mixed designation, with O'Devaney Gardens and Montpelier Park shown as very disadvantaged (dark yellow), with the rest of Stoneybatter ranging from disadvantaged to very affluent.

Based on the 2016 census this represents a time when only a very small number of people were living in the O'Devaney Gardens complex.



Moore Street

With a limited population in residence in the immediate vicinity of Moore Street, the Pobal index is considered not as applicable to this proposed LAP area.

Based on the Pobal index it is concluded that the Park West / Cherry Orchard area presents as the area most in need of economic and social regeneration with almost the entire area classed as disadvantaged or very disadvantaged. This is followed by Stoneybatter/ O'Devaney which also has areas of disadvantage, albeit these are alongside areas of above average classification and affluence.

3.4.7 Potential for Housing in the SDRAs

As set out in section 3.1 above the Housing Strategy contained within the Dublin City Development Plan states that the population of Dublin City is projected to increase by 59,038 persons between 2015-2022; with an attendant need to construct 4,217 units each year over the lifetime of the Strategy/ Development Plan.

The City contains 404 ha of zoned and serviced land capable of meeting this population growth through the application of appropriate housing and landuse policies. Actively managing this land to ensure housing is brought forward is a priority for the City Council.

Table E of the Dublin City Development Plan, included above in Section 3.1, provides a breakdown of where these units can be accommodated, focusing on the SDRAs. Both the North Fringe (Clongriffin/ Belmayne) and Ashtown area continue to provide key land banks for housing development, capable of delivering in the order of 4,500 new homes over the coming years. The current review of the Clongriffin / Belmayne LAP prioritises the preparation of a Masterplan for the Dublin City Council owned lands at Belmayne (in keeping with the LAP), which has the potential to deliver c. 1,000 units. Coordinating the LIHAF funding in this area with the Department and the various land owners, in conjunction with the Masterplan for the DCC lands is a priority project for the Planning Department.

Other key areas capable of delivering significant housing numbers include Poolbeg West and Ballymun. Completing the Poolbeg West SDZ allows this area to be fast tracked for development, capable of providing 3,500 new housing units in the City. The Ballymun LAP adopted in October 2017, identifies a range of sites capable of providing c. 2,000 new homes. With the Ballymun lands under DCC ownership, actively managing and developing these sites forms an important part of the work programme for the Planning Department.

Other areas which the planning department are actively involved in include the Housing Land Initiative sites of O'Devaney Gardens, Oscar Traynor Road and St. Michaels Estate. Capable of delivering in the order of 1,646 housing units, based on feasibility studies (Dec 2016), these three sites have been prioritised by the City Council for delivering housing as an immediate priority. Also a priority is the development and agreement of a new Masterplan for St. Teresa's Gardens following the adoption of the City Development Plan.

The table below shows the potential for these sites to provide housing, in comparison with the areas identified for the preparation of LAPs. It is concluded from this that the immediate priority for the City Council should be the preparation of a new LAP for Cherry Orchard. This should happen in conjunction with the continued development and focus on the housing areas identified.

Potential for Future Housing	
Area	Estimated housing capacity (No. of units) on sites without Planning Permission
Poolbeg West	3,500
Ballymun LAP area	2,000
Clongriffin/ Belmayne LAP area	3,500
O'Devaney Gardens	600
Oscar Traynor Road	640
St. Michael's Estate	420
St Teresa's Gardens	1,000
Future LAP Areas as per Section 2.2.8.1 of the DCDP 2016-2022	
Cherry Orchard	2,000
Harold's Cross	150
Phibsborough	150 (Smurfit & Cross Guns Bridge)
Stoneybatter, Manor St, (excl. O'Devaney)	95
Moore Street	22 (as per current permission)

3.5 Summary of Need and Recommendation for future LAPs

Based on the analysis above of land available for redevelopment, the need for social and economic regeneration, and the need to provide housing in the city, it is considered that the Parkwest/ Cherry Orchard area presents the greatest demand for a Local Area Plan. With c. 35 ha of land available for development it can deliver c. 2,000 new housing units in addition to a new town centre/ mixed use development. The delivery of new mixed housing (tenure and type), alongside new employment opportunities will help to create a more sustainable community in this part of the city. It is therefore the recommendation of the Chief Executive that the Cherry Orchard/ Parkwest area be advanced as the next priority area for the delivery of a Local Area Plan.

When compared with the Park West/ Cherry Orchard area, the other four areas identified for LAP purposes have small development capacities. The Harold's Cross area essentially contains 4 sites without planning permission, totalling 1.33 ha; with the potential to deliver between 133-160 new residential units. Many of the key sites within the Phibsborough LAP area have the benefit of extant planning permissions or are the subject of current planning applications. The main exception to this is the northern half of the Smurfit Site, measuring 1.7 ha, which includes a number of businesses. Furthermore key land use objectives for this area have been incorporated into the DCDP 2016-2022 and a LEIP has been put in place. A similar situation applies to the area of Stoneybatter, where again the majority of sites have extant or current planning applications in place; and the O'Devaney Gardens Housing Land Initiative has been approved by the Council with the site put to the market in August this year, with a mixed tenure development requirement.

Local Area Plans require considerable time and resources. Each plan requires a team of staff to prepare not just the LAP, but also the various environmental reports which must be prepared alongside it. The environmental reports alone can take up to a year to research, consult on and produce. Clearly there should be real gains from a Local Area Plan, over and above that provided for under the Dublin City Development Plan policies and objectives. When consulting with the public there needs to be a clear message as to what the LAP will produce and can deliver on. The LAPs for the Northfringe and Pelletstown for example set out where the new road network should be, where open space should be located, where schools should go. These were large tracts of land which needed an overarching framework to ensure sustainable new communities were created. The LAP for Ballymun provides a clear framework for 31 no. sites, providing certainty and clarity for the build-out of the regeneration. Poolbeg West SDZ provides a detailed framework for 34 ha of vacant land adjoining the Docklands regeneration lands. From examining the sites available for development within the remaining LAPs it is not clear what added benefit can be attributed to these small individual sites. Preparation of a LAP for Moore Street is also considered premature pending a ruling on the national monument status.

Based on the analysis set out in this report, it is the recommendation of the Chief Executive that the Cherry Orchard Local Area Plan be commenced as a priority to help deliver the core strategy of the Dublin City Development Plan 2016-2022. The remainder of the LAP programme shall be rolled out on an annual basis with the following order of prioritisation proposed:

Local Area Plan	Year
Ballymun LAP (commence implementation)	2017
Poolbeg West SDZ (appeal to An Bord Pleanala)	2017-2018
Park West/Cherry Orchard LAP	2018
Mid-Term Review of the Dublin City Development Plan	2019
Stoneybatter, Manor Street and O'Devaney Gardens LAP*	2019
Moore Street Environs LAP	2020
Commence the Statutory preparation of the new DCDP	2020-2022
Harold's Cross LAP	2021

* The LAP for Stoneybatter, Manor Street and O'Devaney Gardens shall not preclude the delivery of the O'Devaney Gardens Housing Land Initiative site.

Other immediate priority areas for continued attention include:-

- A. Vacant Site Levy (completion of register)
- B. Implementing existing LAPs, e.g. overseeing LIHAF and preparation of Masterplan for DCC lands at Belmayne.
- C. Implementing the various SDRAs, in particular focusing on the Housing Land Initiative sites of Oscar Traynor Road, O'Devaney Gardens and St. Michael's Estate.
- D. Development Management: as the economy picks up so too does the level of planning applications, with applications up 14 % since this time last year.

Focusing attention on these areas has the ability to deliver the housing requirement necessary to meet the core strategy goals of the Dublin City Development Plan 2016-2022.

Proposed Timescale for the Cherry Orchard Local Area Plan.

It is intended to commence preliminary data collection and analysis from November 2017. Due to the in-depth consultation recently undertaken as part of the "Making Cherry Orchard Better Action Plan" it is considered that the recommended one-year non-statutory period for information gathering and consultation may be reduced, with the aim to put the Draft LAP put on display in 2018.

3.6 Conclusion

The statutory context for Local Area Plans clearly states the planning authority should consider plans in areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the Plan.

The Dublin City Development Plan 2016-2022 includes a schedule of 7 new local area plans/ strategic development zones, to be prepared over the life of the plan; in addition to a list of 31 villages from which a number of Local Environmental Improvement Plans are to be prepared. The Plan also includes 18 no. Strategic Development and Regeneration Areas, some of which have extant Local Area Plans in place and which are essential in delivering the core strategy of the development plan and in delivering essential new housing provision.

Since the DCDP came into effect, two new plans have been approved by the elected Members of the City Council for Ballymun and Poolbeg West; and it is a priority of the Planning Department to complete and progress these plans. Other key priorities include reviewing the Clongriffin-Belmayne LAP, the Naas Road LAP and the Ashtown-Pelletstown LAP, over the period 2017-2018; and in continuing to deliver on DCC's housing sites, as per the SDRA guidelines.

To help prioritise the preparation of the next Local Area Plan, the report above sets out the development potential of each of the remaining five areas. Based on the availability of potential development sites and the ability to deliver residential and new development, it is clear that Cherry Orchard/ Park West offers the greatest potential for development. It is also the area with the clearest need of social and economic regeneration based on the Pobal Deprivation index. On this basis of these combined elements, it is the recommendation of the Chief Executive that work on the Cherry Orchard LAP commence in the 4th quarter of 2017.

Richard Shakespeare

Assistant Chief Executive

24th November 2017